114.0	0004	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	734,700 /	734,700
					USE VALUE:	734,700 /	734,700
					ASSESSED:	734,700 /	734,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
261		PHEASANT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEEFE KELLEY M/ TRUSTEE
Owner 2:	KELLEY M KEEFE REVOCABLE TRUST
Owner 3:	
Street 1:	261 PHEASANT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KEEFE KELLEY M -
Owner 2:	-
Street 1:	261 PHEASANT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .191 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Clapboard Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8310.000	266,200		468,500	734,700
Total Card	0.191	266,200		468,500	734,700
Total Parcel	0.191	266,200		468,500	734,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 546.65 | /Parcel: 546.65

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	73057
GIS Ref	
GIS Ref	
Insp Date	08/08/18

!8861!

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	266,200	0	8,310.	468,500	734,700		Year end	12/23/2021
2021	101	FV	257,600	0	8,310.	468,500	726,100		Year End Roll	12/10/2020
2020	101	FV	257,700	0	8,310.	468,500	726,200	726,200	Year End Roll	12/18/2019
2019	101	FV	216,200	0	8,310.	475,200	691,400	691,400	Year End Roll	1/3/2019
2018	101	FV	216,200	0	8,310.	354,700	570,900	570,900	Year End Roll	12/20/2017
2017	101	FV	216,200	0	8,310.	321,300	537,500	537,500	Year End Roll	1/3/2017
2016	101	FV	216,200	0	8,310.	307,900	524,100	524,100	Year End	1/4/2016
2015	101	FV	203,400	0	8,310.	261,000	464,400	464,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:03:33

LAST REV

Date	Time
05/06/21	10:15:48
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8861

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEEFE KELLEY M,	77431-582	1	4/5/2021	Convenience	10	No	No		
VOLPE RUTH M	35407-597		5/3/2002		358,000	No	No		
	13702-716		5/1/1979		37,000	No	No		Y

USER DEFINED

Prior Id # 1:	73057
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/22/2012	1053	Redo Bat	14,000	C				
2/28/2006	128	Redo Bat	10,000			G7	GR FY07	
9/16/2004	889	Redo Kit	20,000	C		G6	GR FY06	
8/25/2004	783	Re-Roof	4,000					
8/4/2004	706	Porch	14,700					PORCH REPAIRS & AD
8/24/1993	416		9,500					DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2018	MEAS&NOTICE	CC	Chris C
11/14/2008	Meas/Inspect	294	PATRIOT
5/31/2006	Permit Visit	BR	B Rossignol
4/7/2005	Permit Visit	BR	B Rossignol
8/16/2002	MLS	MM	Mary M
3/20/2000	Inspected	263	PATRIOT
2/15/2000	Measured	263	PATRIOT
9/1/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8310		Sq. Ft.	Site		0	70.	0.81	5									468,513						468,500	

Total AC/HA:	0.19077	Total SF/SM:	8310	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	468,513	Spl Credit		Total:	468,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98745072
Adj $ / SQ:	146.636
Other Features:	93750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	327000
Depreciation:	60822
Depreciated Total:	266178

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

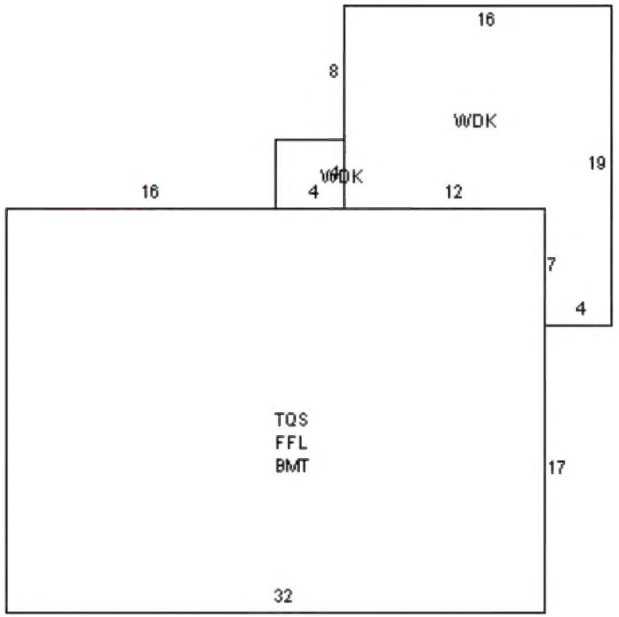
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	146.64
Special Features:	0	Val/Su Net:	113.37
Final Total:	266200	Val/Su SzAd	198.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	43.990	33,785
FFL	First Floor	768	146.640	112,617
TQS	3/4 Story	576	146.640	84,463
WDK	Deck	236	10.110	2,386

Net Sketched Area:	2,348			Total:	233,251
Size Ad	1344	Gross Area	2540	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

114.0-0004-0010.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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